Planning Commission
Public Hearing
June 21, 2012

Newport Banning Ranch

Study Sessions/Public Hearings

Study Sessions

11/03/11	EIR Process
01/19/12	Subdivision & Circulation
02/09/12	Parks, Open space, & Trails
02/23/12	Land Use & Development
03/08/12	EIR

Public Hearings

03/22/12	EIR
04/19/12	Project
06/21/12	Project
TBD	City Council public hearing(s)

Environmental Impact Report

Recommendation to Certify the EIR

- Findings of Fact/Facts in Support of Findings
- Mitigation, Monitoring & Reporting Program
- Statement of Overriding Considerations

Development Agreement

Public Benefits

- Public Benefit Fee
  - $30,909 per dwelling unit
- Community Park
  - 18 acres (exceeds Quimby Act requirements)
  - Full dedication and improvement

Development Agreement

North Bluff Road

- 17th Street to 19th Street segment
- Contingent on CCC approval
- Dedicated/rough graded
- City may construct

Development Agreement

Fair Share Fees

- Transportation improvements exceed fair share fee obligations

Affordable Housing Implementation Plan

- Minimum 50 percent on-site guarantee
- Land dedication in-lieu of construction/fees
- AHIP revised to clarify

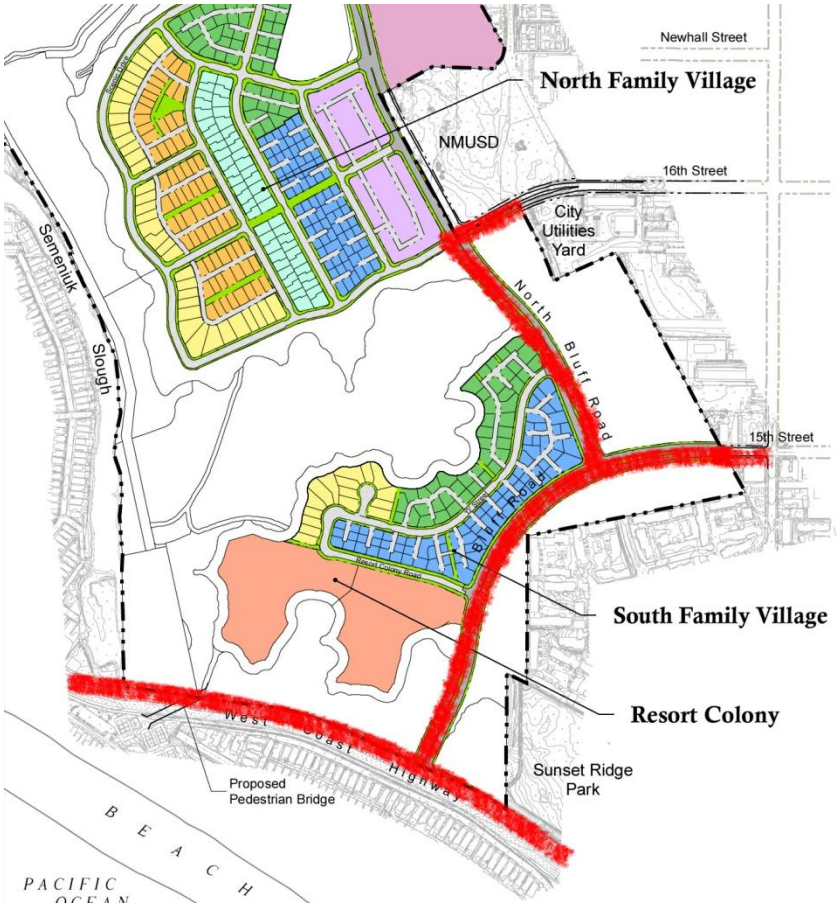
Reclaimed Water

- No City policy requirement
- Not a project component
- No identified source

Resort Inn

- "Window of Opportunity"
- Option 1 (Applicant)
  - No SDR for Lot 228 for 3 years
- Option 2 (Staff)
  - Required findings for SDR for Lots 223 & 228

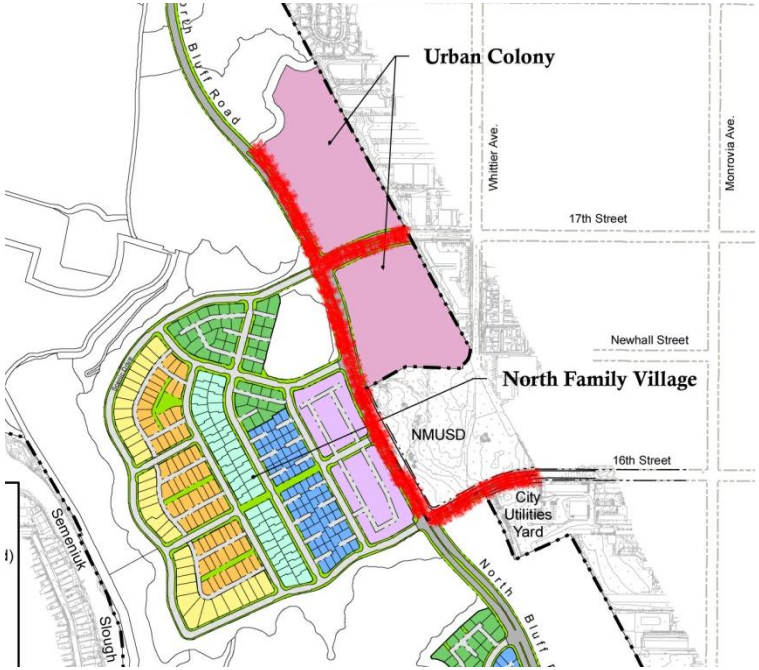
Phasing: Roads



1st Unit

South Family Village
Or
Resort Colony

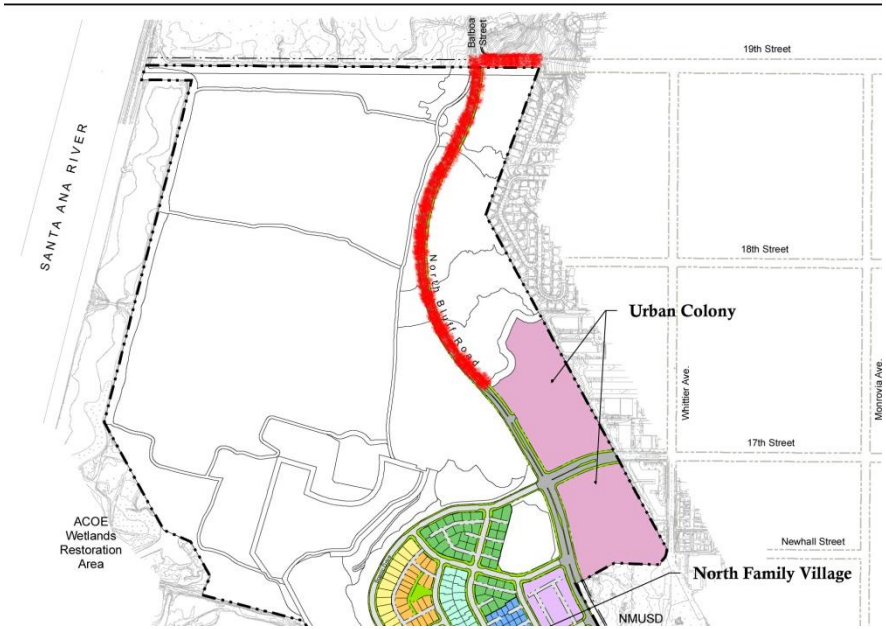
Phasing: Roads



1st Unit

North Family Village
Or
Urban Colony

Phasing: North Bluff Road



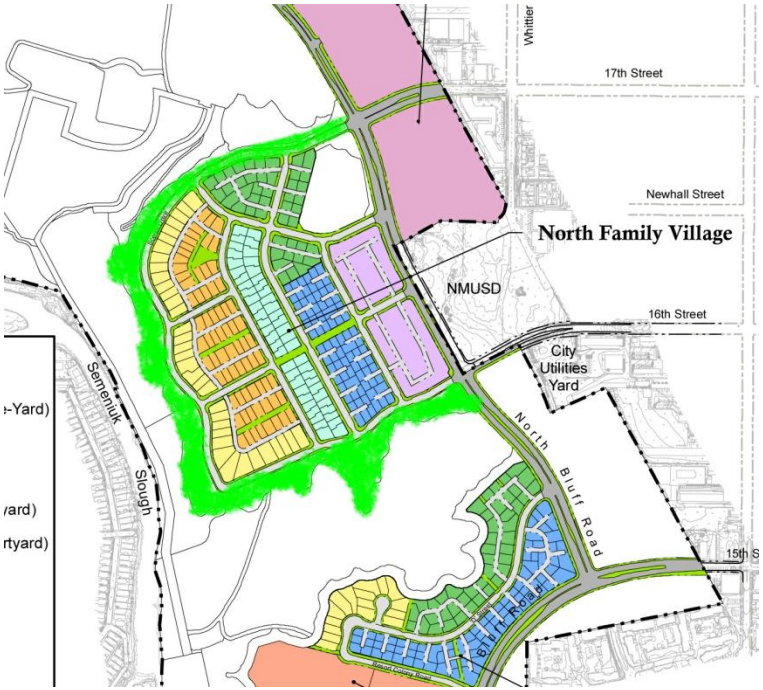
800th Unit

Phasing: South Bluff Park

101st Unit

South Family Village
Or
Resort Colony

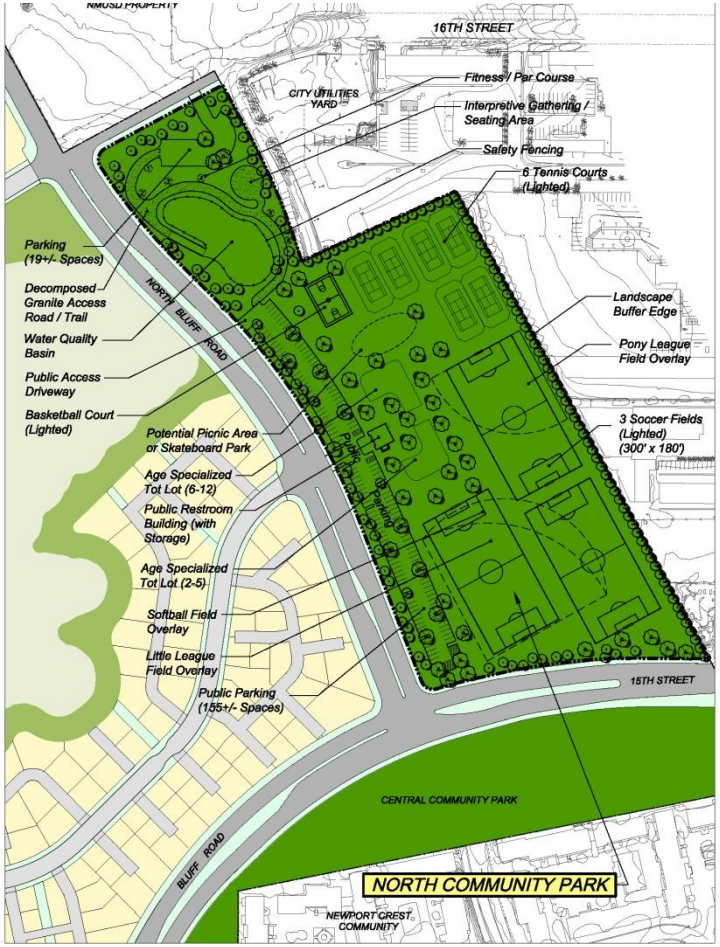
Phasing: North Bluff Park



209th Unit

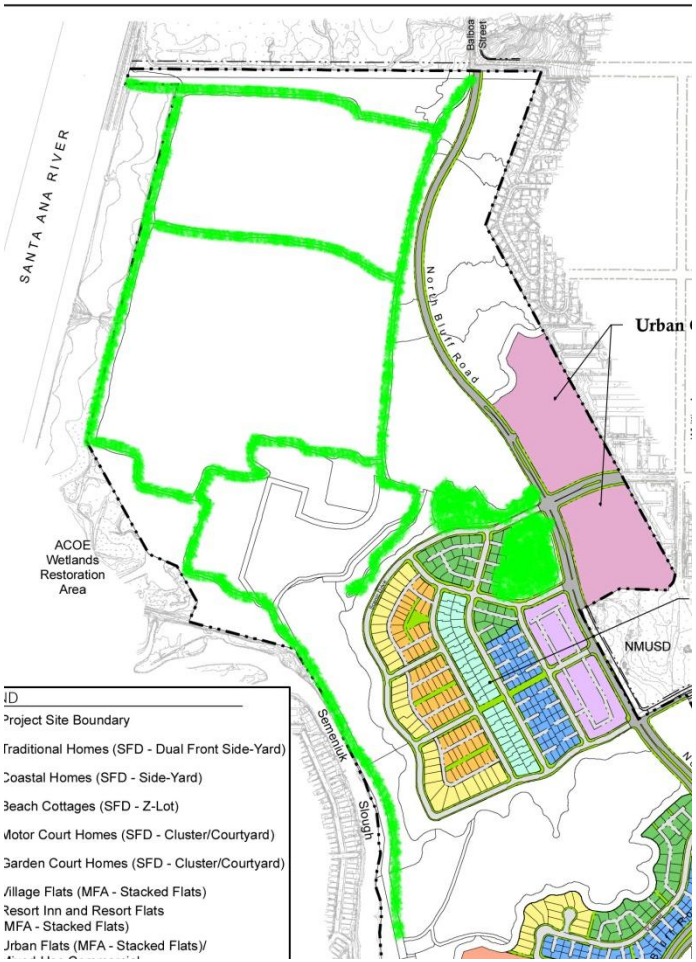
North Family Village

Phasing: North and Central Community Park



300th Unit

Phasing: Open Space & Trails



350th Unit

North Family Village

Or

Urban Colony

Other Issues

- Heights/density
- TPO findings
- Bars/cocktail lounges
- AHIP/senior housing
- AHIP security bond
- Resort Inn fiscal impact
- TOT estimates

CITY OF NEWPORT BEACH
CALIFORNIA